

Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-generational Cultural diversity Community Returning professionals Perez Historic Pride Independence Self-sufficient Unregulated Urban and county culture De la Garza Lack of regulation Growth concerns Great potential Apprehensive Losoya Greenbelts connecting rivers and creeks Preserve agriculture Town centers with mixed use Martinez East-west connections Texas A&M University campus Concentrated industrial uses Ruiz Commercial nodes Public transportation connections Diverse housing Montes de Oca Rural Open space Slow pace Pioneer attitude Low density Water & natural resources Rivas Family values Multi-

A model of balanced growth for south San Antonio can be implemented through progressive land use concepts that challenge current development patterns.

Key Community Issues

Goals & Objectives

Overview

Current Land Use Acreage

Current Land Use Map

Land Use Plan

Land Use Plan Categories

The Land Use Plan identifies the community's preferred land development pattern, serves as a policy guide for future development, and enables government officials to anticipate future public expenditures more effectively. The Plan's land use allocation enables a variety of community development patterns, preserves sensitive areas, and promotes public safety. Additional considerations are mobility - or the ease of movement; accessibility - or ease of access to activities; livability - or the quality of the urban environment; and sustainability - or the ability of society to meet its needs without depriving future generations.

Key Community Issues

Preserve Rural character

Agricultural and ranch land preservation

Allow for farming and ranching

Large lot sizes with low density

Open Space

Control development in the flood plain

Industrial

Encourage high tech, international trade, bio-tech, industries

Encourage low impact and clean industries

Tighten regulations

Concern about noise pollution

Buffer zone between industrial and other uses

Concentrated industrial zones

Keep large steel salvage yards

Blighted areas and salvage yards need clean up

Concern on location of utilities (power lines, gas mains, oil fields)

Regulations

Tighten industrial regulations

Concern about noise pollution

Protect water quality within industrial areas

Current unregulated development leads to incompatible uses

Screening visual blight at ROW

GOALS and OBJECTIVES



Support sustainable development

- Incorporate progressive land use patterns to limit urban sprawl by promoting:
 - a jobs/housing balance
 - regional retail development
 - compact development
- Support Transit Oriented Development patterns
- Strengthen clean industry regulations and noise standards
- Protect flood plains and preserve natural river and creek banks
- Promote low impact industry, high technology and bio-technology, and international trade

Ensure land use allocations, protect and strengthen economic, social and environmental resources



- Preserve as much as 25% of the developable land to maintain the area's rural character and retain agricultural practices
- Provide for large lot development and cluster housing in rural areas
- Create green space corridors along waterways and roads throughout the planning area
- Establish town centers at major intersections
- Concentrate commercial uses in regional, neighborhood centers and village commercial nodes to prevent strip development
- Limit industrial uses and concentrate them with access to major arterials
- Ensure buffer zones and transitional areas between industrial and other uses
- Preserve historical and archeological resources

Support neighborhood-based housing and community needs



- Encourage a diversity of housing types (single and multi-family, elderly/assisted living, affordable and high income)
- Develop neighborhood centers with nearby schools
- Encourage traditional neighborhood character
- Establish community centers that provide public services (health, safety, police and fire)
- Develop town squares and neighborhood parks
- Preserve rural communities
- Expand educational opportunities - Palo Alto College, potential for a Texas A&M University campus, bookstore, etc.



Protect natural resources and open space

- Provide open space and protect water quality through flood plain protection and buffers
- Retain rural roadways promoting scenic views through natural buffers
- Create parkways with hike and bike trails connecting to greenways
- Create wildlife habitat corridors



Preserve the character and Improve the appearance of the community

- Create a regional character incorporating building styles reflecting tradition and nature
- Promote tourism capitalizing on Mitchell Lake, Mission Espada, Medina Park, and the Land Heritage Institute
- Provide more restrictive sign standards using only monument signs and prohibiting off-premise signs on corridors
- Screen and buffer industrial uses such as salvage yards



Great Planned Communities,
Urban Land Institute

Promote and continue revitalization efforts for gateway corridor connections north of Loop 410

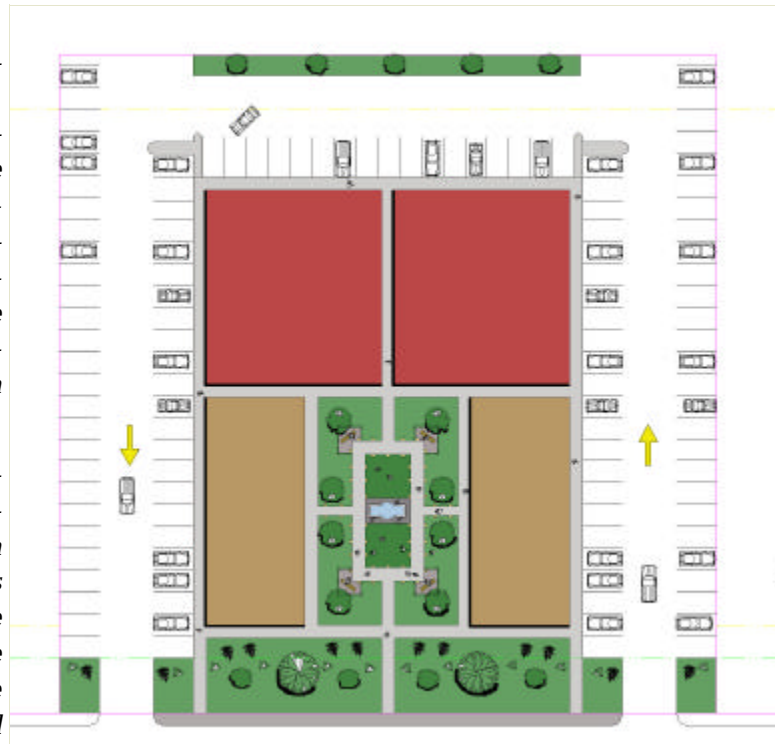
- Continue revitalization of the South San Antonio neighborhoods and corridors found north of Loop 410, through the use of City-based incentives
- Improve roadway "gateways" both those leading into the study area, and from the planning area toward the downtown area, e.g. Roosevelt Ave. from Loop 410 to Military Dr.

Overview

The question of "Where and how the city should grow?" is articulated in the Plan's clear separation of urban and rural use. Located at the Plan's northern edge, the urban area encourages a compatible mix of uses, and considers denser urban patterns that reduce public costs through compact development around future transit nodes. In regional, village, and neighborhood centers, concentrated commercial development patterns, so as to provide linkages, are preferred to "strip" development. Industrial areas are concentrated and have significant buffers or transitional areas to other land uses. Urban areas gradually transition to rural living, through a decrease in activity centers and density.

Sensitive lands include areas with important agricultural lands, ecological features, and natural hazards. Agriculture is a valued contribution to the local and state economy; and therefore, the land plan reflects the importance of preserving and encouraging agricultural lands and agribusiness. Farmers should be protected from the disruptions of urban living. Likewise, urban living areas should be buffered from incompatible agricultural practices.

Resource protection areas identify significant riparian areas that are adjacent to rivers, streams and lakes. Often contained in riparian areas are flood plains, wetlands and natural habitats. Riparian areas are beneficial to water quality when they are lined with natural vegetation. They reduce erosion and silting, shade the water, and filter and retain storm water flowing across the stream buffer. An appropriate



Commercial Village Concept

buffer width to protect riparian areas is dependent on the size of the river or stream, or the area drained by the stream. The cumulative effects of flooding have led to mounting national losses, therefore, appropriate planning for flood plain protection is critical. Flood plains provide flat areas where floodwaters can spread out and slow down, reducing the height and velocity of floodwaters. In addition to preventing property damage and loss of life, restricting development in flood plains protects riparian habitat.

The Plan reflects, in general terms, uses that are appropriate for the physical location and are compatible with adjoining areas. The location of different land uses is based on existing uses, community discussions and policies from the City's Master Plan. Each land use classification is described in the land use classification table.

Table 4 - Current Land Use Acreage

	Single Family Residential	Mobile Home Residential	Multifamily Residential	Commercial	Industrial
Minimum Parcel Acreage	0.015	0.016	0.957	0.034	0.118
Maximum Parcel Acreage	124.021	45.463	0.957	125.82	99.384
Mean Parcel Acreage	1.46931	2.6069	0.957	6.157851	7.7343
Total Parcel Acreage	2409.67	500.52	0.957	1034.519	765.7
Total Parcel Count	1640	192	1	168	99
Total Square Miles	3.77 sq. miles	.78 sq. miles	.002 sq. miles	1.62 sq. miles	1.2 sq. miles
Percentage of area	5.13%	1.07%	0.00%	2.20%	1.63%

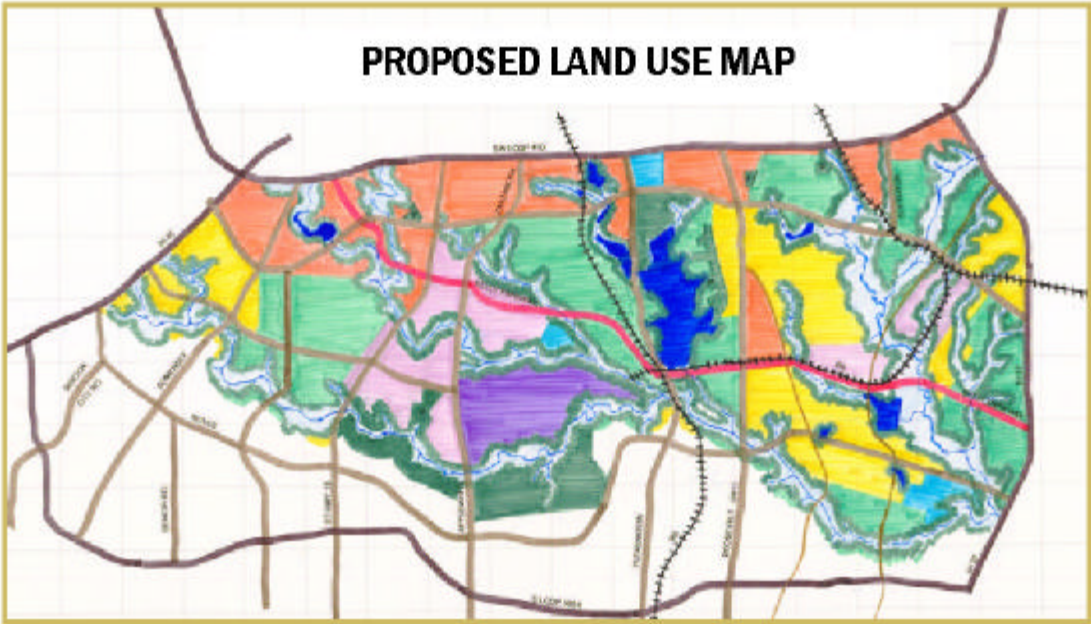
	Parks/Golf Courses	Cemeteries	Public/ Institutional	Agricultural	Vacant
Minimum Parcel Acreage	2.064	0.661	0.004	0.294	0.008
Maximum Parcel Acreage	217.331	4.472	843.936	1290.363	239.692
Mean Parcel Acreage	31.437333	1.72371	75.249965	80.307322	2.963947
Total Parcel Acreage	565.872	12.066	6471.497	15981.157	4004.292
Total Parcel Count	18	7	86	199	1351
Total Square Miles	.88 sq. miles	.02 sq. miles	10.11 sq. miles	24.97 sq. miles	6.26 sq. miles
Percentage of area	1.21%	0.03%	13.79%	34.04%	8.53%

	Vacant Agricultural	Utilities/Other Right of Way	Vacant Public/ Institutional
Minimum Acreage	0.772	0.015	0.047
Maximum Parcel Acreage	564.534	14.9	402.564
Mean Parcel Acreage	44.23448	1.436333	40.583783
Total Parcel Acreage	13270.344	60.326	1866.854
Total Parcel Count	300	42	46
Total Square Miles	20.74 sq. miles	.094 sq. miles	2.92 sq. miles
Percentage of area	28.27%	0.13%	3.97%

Total SSI Acreage = 46,943.774

Total SSI Sq. Miles = 73.35

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Single-Family Estates
Conservation Subdivisions
Commercial Villages

Parks, Natural Waterways/Preserves
Flood Plains, Buffer Zones
Recreation, Easements

Heavy Manufacturing
Processing
Fabricating

 **URBAN LIVING****RURAL LIVING**

AGRICULTURE

RESOURCE PROTECTION/ OPEN SPACE

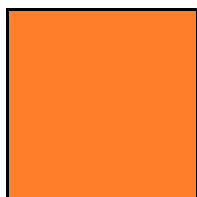
AGRICULTURE AND LIGHT INDUSTRY

HEAVY INDUSTRY

PUBLIC/INSTITUTIONAL

CLASSIFICATION	LAND USE CATEGORY
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URBAN LIVING



Mixed Use Center
(Residential/Office/Commercial)

Transit Oriented Development

Town Centers

Neighborhood Centers

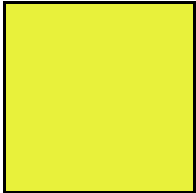
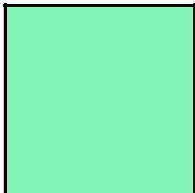
Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point.

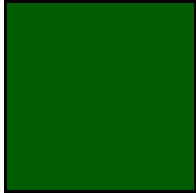
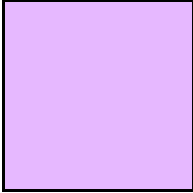
Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets. Mixed uses include those in the residential and commercial categories, and include low, mid and high rise office buildings and hotels. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node.

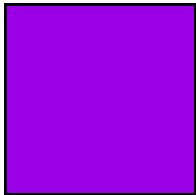
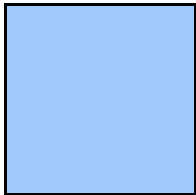
Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas.

A Town Center provides a central civic function with mixed uses incorporated into the peripheral development.

Neighborhood Centers would have an identifiable nucleus or focal point and edges. Shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bounded by a parkway or boulevard. Traditional neighborhood development is encouraged.

CLASSIFICATION	LAND USE CATEGORY
<p>RURAL LIVING</p>  <p>Single-family Estates Clustered Subdivisions Commercial Villages</p>	<p>Rural Living supports the principles of preserving rural residential character while retaining open space and scenic corridors. The Rural Living classification may provide a transitional area between the more urbanized, denser development, and significantly rural, open and agricultural land uses.</p> <p>Residential uses are composed mainly of single-family dwellings on individual estate lots. Clustered subdivisions that increase residential densities, in an effort to preserve greater areas of open space and agricultural lands, are encouraged. Specific non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p> <p>Neighborhood and Community Commercial uses will directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. A limited number of nodal commercial uses are permitted. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, and parking lots that have sidewalks, shade trees, and vegetative screening. Live/work units, allowing for residential use above commercial space, are permitted.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, signage control, earthen drainage channels, and access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>
<p>AGRICULTURE</p>  <p>Single-family Residential uses related to Agricultural Lands Limited Commercial Ranching and Farming</p>	<p>Agriculture uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Single-family residential units are permitted on agricultural and ranch lands. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted.</p> <p>To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>

CLASSIFICATION	LAND USE CATEGORY
<p data-bbox="269 327 591 464">RESOURCE PROTECTION/ OPEN SPACE</p>  <p data-bbox="347 684 511 1144"> Parks Greenways Natural Waterways Nature Preserves Flood Plains Buffer Zones Recreation Easements </p>	<p data-bbox="745 327 1425 604">Resource Protection/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection and promote tourism opportunities. Hike and bike linkages to all land use categories can be accommodated through open space.</p> <p data-bbox="745 625 1425 892">Recreational lands and open spaces should offer maximum use to surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way, using forest areas.</p> <p data-bbox="745 913 1425 1113">Parks adjacent to urban areas should be available for active use (golf courses, playgrounds, and athletic fields). Passive uses in both urban and rural settings include natural areas and reserves, greenway linkages or parkways, trails, greenbelts, forests, wetlands, drainages, and utility easements.</p>
<p data-bbox="227 1239 630 1375">AGRICULTURE and LIGHT INDUSTRY</p>  <p data-bbox="263 1640 594 1801"> Farming and Ranching Light Industrial Commercial Villages </p>	<p data-bbox="745 1199 1425 1371">Agriculture and Light Industry uses include a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses. No residential uses are permitted.</p> <p data-bbox="745 1392 1425 1528">Light industrial uses are only permitted adjacent to arterials, expressways, or railway lines. Proper screening, buffering and off-street loading provisions will enhance compatibility with adjoining uses.</p> <p data-bbox="745 1549 1425 1713">Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing. Limited, single commercial uses may also be permitted at the intersection of arterials. High quality development is desired.</p> <p data-bbox="745 1734 1425 1927">To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.</p>

CLASSIFICATION	LAND USE CATEGORY
<p data-bbox="306 327 552 411">HEAVY INDUSTRY</p>  <p data-bbox="272 665 584 825">Heavy Manufacturing Processing Fabricating</p>	<p data-bbox="745 329 1425 579">Heavy Industry includes heavy manufacturing, processing and fabricating businesses. Heavy industrial uses shall be concentrated at arterials, expressways, and railroad lines. Due to the generation of commercial truck traffic and noise, this use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer.</p> <p data-bbox="745 604 1425 846">To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character and protecting water quality.</p>
<p data-bbox="245 1226 618 1310">PUBLIC/ INSTITUTIONAL</p>  <p data-bbox="292 1591 570 1812">Schools Religious Facilities Hospitals Museums/Zoos</p>	<p data-bbox="745 1218 1425 1465">Public/Institutional areas provide for public, quasi-public, utility company and institutional uses. Examples of the classification are public buildings and facilities, public and parochial schools, religious facilities, museums, zoological parks, fraternal and service organizations, utilities, hospitals, nursing care facilities, and other major transportation facilities.</p>

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